

CERTIFICATE OF PUBLICATION

From THE NEWS-POST

Frederick, Md.

**ASSIGNEE'S SALE
OF REAL ESTATE****LOCATED IN FREDERICK COUNTY, MARYLAND**

Under and by virtue of a power of sale contained in a mortgage from John B. McClellan unto D. Garwood Harrison and Janice W. Harrison, his wife, dated September 29, 1980, and recorded in Liber 1126, folio 701, one of the Land Records of Frederick County, Maryland, with said mortgage being in default and having been assigned to the undersigned Assignee for the purpose of foreclosure, the said Assignee will offer for sale at public auction at the Clock Tower of the Frederick County Court House, located at 100 West Patrick Street, in Frederick City, Maryland, on

FRIDAY, OCTOBER 28, 1983**AT 11:00 A.M.**

All of the following real estate and improvements being subject to the above mortgage, to wit:

All that lot or parcel of land situate, lying and being in the Braddock Election District, Frederick County, Maryland, and more particularly described as follows:

BEGINNING at an iron pipe on the north side of a 40 foot wide road leading in from the Ridge Road and at the end of the second line described in a deed from Alden E. Fisher and wife to Earl S. Beck and wife, dated May 3, 1956; and recorded in Liber 568, folio 528, one of the Land Records of Frederick County, Maryland, and running thence by and with the third line of said deed (1) N. 2° 48' E. 120 feet to an iron pipe; thence (2) N. 89° 47' E. 200 feet to an iron pipe; thence (3) S. 2° 48' W. 120 feet to an iron pipe on the north side of the aforesaid 40 foot wide road; thence by and with the north side of said road (4) S. 89° 47' W. 200 feet to the place of beginning, containing 24,000 square feet of land, more or less, together with and without limitation the right to use the 40 foot wide road leading from Ridge Road to and past the above described 4th line.

BEING all and the same real estate conveyed unto John B. McClellan by a deed from D. Garwood Harrison and Janice W. Harrison, his wife, dated September 18, 1980, and recorded among the Land Records of Frederick County, Maryland, in Liber 1126, folio 699.

Said property is unimproved and prospective purchasers should satisfy themselves regarding present zoning status and uses that can be made of the property.

TERMS OF SALE

A cash deposit or certified check or check acceptable to Assignee of TWO THOUSAND DOLLARS (\$2,000.00) shall be paid at the time and place of sale, balance in cash at settlement which shall be within twenty (20) days after final ratification of sale by the Circuit Court of Frederick County, Maryland, unless said period is extended by the Assignee, his successors or assigns for good cause shown, time being of the essence; interest at the rate of ELEVEN per cent (11%) per annum, shall be paid on unpaid purchase money from date of sale to date of settlement. Taxes and other public charges and assessments shall be adjusted to the date of sale and assumed thereafter by the purchaser. All settlement costs and recording costs including but not limited to costs of title examination, attorney's fees, stamps, transfer taxes and recording charges shall be borne by the purchaser. Conveyance shall be by Assignee's deed without covenant or warranty, expressed or implied. The property herein is being sold subject to all federal, state and county laws and ordinances which may effect the property and its use, as well as all easements, restrictions, covenants, liens, encumbrances and other matter of record which may be superior to the mortgage being foreclosed. All of said property subject to the above mortgage is being sold on "AS IS" basis and the Assignee is making no representation or warranty with regard to said property. Assignee reserves the right to withdraw the property from sale at any time, reject all bids, and resolve all disputes.

WALTER C. MARTZ, II, Assignee**121 North Court Street****Frederick, Maryland 21701****Telephone: (301) 662-7337****FRANKLIN W. MARTZ****Martz and Martz, P.A.****121 North Court Street****Frederick, Maryland 21701****Telephone: (301) 662-7337****TROUT AUCTIONEERS, INC.****15 North Court Street****Frederick, Maryland 21701****Telephone: (301) 663-1556**

Frederick, Md.

This is to certify, That the annexed

was published in

a newspaper published in Frederick County, once a week for

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THE NEWS-POST

Per

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K. S. McKenzie